

Raymond Planning Board Site Walk – July 21, 2009  
IC Reed – Called to order by Carolyn Matthews at 6:32pm

Members Present: Carolyn Matthews; Gretchen Gott; Doug Vogel; Jim Kent  
Members Absent: Bill Cantwell (excused); Bill Hoitt (not excused); Jonathan Wood (not excused)  
Joe Coronati from Jones and Beech Engineering  
Brad Reed (owner)

It was noted that during this site walk, it was raining quite hard. This was important because the Board was able to see the runoff patterns on the site.

The group initially inspected the lower employee parking area next to the river as well as the adjacent parking area occupied by the line trucks. Discussion ensued regarding the proposal to connect the existing berms which would seal off and abandon this lower employee parking area. Joe stated the berms would be stabilized with a vegetative covering.

The group then inspected the area behind the primary garage building, including the dry storage shed and the dry bulk storage. Brad explained the past practices used for maintaining this gravel area which included periodically removing the compacted gravel and replenishing with new which in turn maintains drainage and runoff capacities. Gretchen pressed the concern that water treatment and separation for all runoff aspects would be addressed. Gretchen also inquired about the contents of the storage boxes. Brad explained (and showed the group) the organized bulk hardware they store in these boxes.

We then reviewed the “new” chain link fence along the property line adjacent to the railroad bed.

The group then moved into the “field” space where the proposed building would be located. Brad and Joe stated the existing vinyl fence was located 10 feet off the property line. The group discussed the lighting aspects relative to abutters and unlike zones/uses, and the need to proactively prevent conflicts with the residential abutters. We reviewed the drainage “system” constructed in the middle of the field. Brad described the history, and the construction requirement that this collection system was to be of sufficient capacity to cope with all on-site drainage from the field side of the property. To date, with the exception of the 2007 flood, the system has apparently met expectations.

At 7:05pm, when it commenced raining hard, the group moved inside the office building, where photos of the 2007 flood were viewed, as well as the current site plans. Gretchen asked about the total square footage of impervious surface and roof for the existing conditions versus what was being proposed, and the containment strategy for the runoff. Joe indicated he could do the calculations. Doug asked about the low point of the driveway and expressed concern about preventing runoff into the river. Gretchen (all) reiterated concerns regarding the need for buffering between differing zones. Joe discussed a variety of tree choices with the group.

Overall, the major concerns expressed dealt with the aspects of buffering and storm water management.

Mr. Reed provided photographs of the site during the 2007 flood event. These photos are attached to the minutes.

Motion to adjourn at 7:20pm.

Respectfully submitted... Jim Kent